

HOHL FARM DEVELOPMENT PLAN

ARCHITECTURAL SITE PLAN

1" = 60'-0"



PROJECT TEAM:

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CONTACT: JASON BASEL
EMAIL: JBASEL@MKEC.COM

CODE/AHJ:

APPLICABLE CODES:
ALL CONSTRUCTION SHALL COMPLY WITH THE [2018]
EDITION OF THE INTERNATIONAL RESIDENTIAL
CODE.

AUTHORITY HAVING JURISDICTION:
KANSAS CITY, MISSOURI

SHEET INDEX:

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SP1.00 LANDSCAPE SITE PLAN

PROJECT AREAS:

LOWER LEVEL **1,560 SF**
FIRST FLOOR **3,593 SF**
APPROX. FINISHED AREA: 5,153 SF

LOWER LEVEL UNFINISHED **3,487 SF**
GARAGE **1,664 SF**
TERRACE **585 SF**
APPROX. UNFINISHED AREA: 5,736 SF

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-80	R-80		
GROSS LAND AREA				
IN SQUARE FEET	1,198,566	1,198,566		
IN ACRES	27.51	27.51		
RIGHT OF WAY DEDICATION				
IN SQUARE FEET	N/A	N/A		
IN ACRES	N/A	N/A		
BUILDING AREA (SQ. FT.)	3,900	18,373		
FLOOR AREA RATIO	0.0003	0.02		
RESIDENTIAL USE INFORMATION				
DETACHED HOUSE	1	1		
ZERO LOT LINE HOUSE				
COTTAGE HOUSE				
SEMI-ATTACHED HOUSE				
TOWNHOUSE				
TWO UNIT HOUSE				
COLONNADE				
MULTIPLEX				
MULTI-UNIT BUILDING				
TOTAL LOTS				
RESIDENTIAL	1	1		
PUBLIC/CIVIC				
COMMERCIAL				
INDUSTRIAL				
OTHER				

88-425 OTHER SITE STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	N/A
88-415 Stream Buffer	None on Site
88-430 Outdoor Lighting	Screened by Existing Trees
88-435 Outdoor Display, Storage and Work Areas	N/A
88-445 Signs	N/A
88-450 Pedestrian Standards	Existing Trails Shown

BUILDING DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	50'	50'		
FRONT SETBACK	40'	40'		
SIDE SETBACK	8'	8'		
SIDE SETBACK (ABUTTING STREET)	15'	15'		
HEIGHT	N/A	23'		

A NEW SITE PLAN FOR:
HOHL FARM
11611 BLUE RIVER RD
KANSAS CITY, MO

DRAWING RELEASE LOG
03.27.26 DEVELOPMENT PLAN

REVISIONS

JOB NO. 762824
DATE 03.27.26
DRAWN BY TWH/SLW/LFE
DEVELOPMENT PLANS

SHEET NAME
COVER SHEET & SITE PLAN
SHEET NO.

1



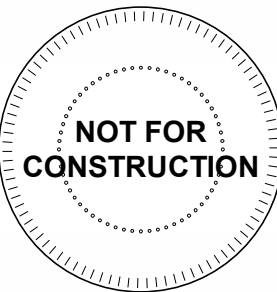
City Plan Commission

Approved Subject to Conditions

of Case No. CD-CPC-2026-00042 on 05-20-2026



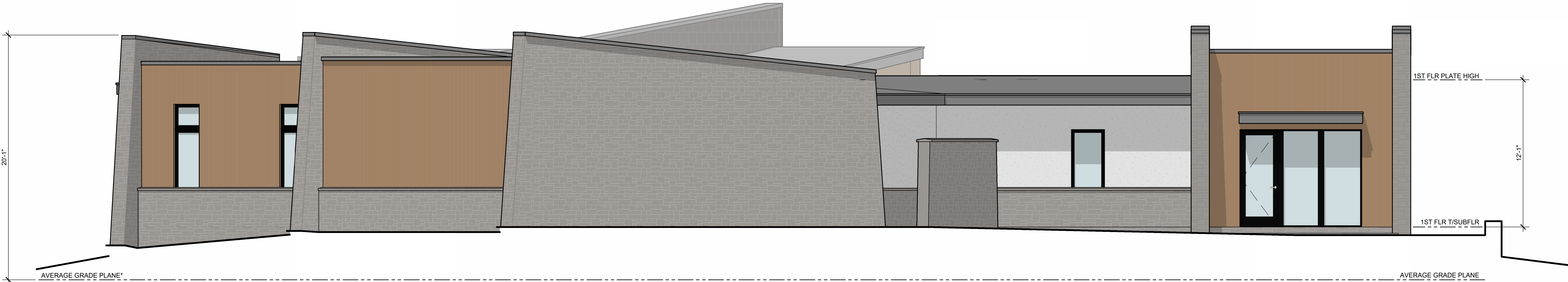
Sara Cooper, FAICP
Secretary of the City Plan Commission



*AVERAGE FINISHED GROUND LEVEL CALCULATED PER
ZONING ORDINANCE 88-820-13



FRONT CONCEPT ELEVATION
1/4" = 1'-0"



LEFT CONCEPT ELEVATION
1/4" = 1'-0"

A NEW SINGLE FAMILY HOME:
HOHL FARM
11611 BLUE RIVER RD
KANSAS CITY, MO

DRAWING RELEASE LOG
03/27/2026 DEVELOPMENT PLAN

REVISIONS



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Sara Copeland
Sara Copeland, FAICP
Secretary of the City Plan Commission

MATERIAL LEGEND

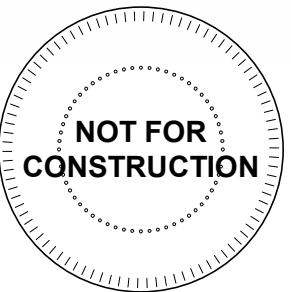
	WOOD-LOOK RAIN SCREEN		NATURAL STONE
	SLATE MASONRY		GENUINE STUCCO

JOB NO.
762824
DRAWN BY
TWH/LFE
DEVELOPMENT PLANS

SHEET NAME
FRONT & LEFT ELEVATIONS

SHEET NO.

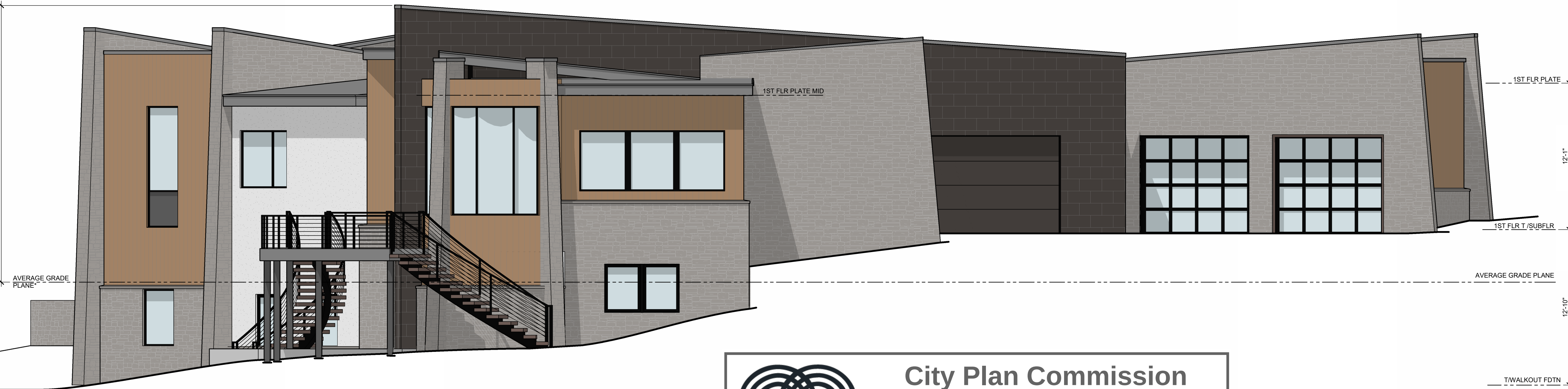
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*AVERAGE FINISHED GROUND LEVEL CALCULATED PER
ZONING ORDINANCE 88-820-13



REAR CONCEPT ELEVATION
1/4" = 1'-0"



RIGHT CONCEPT ELEVATION
1/4" = 1'-0"

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Sara Cuptianu, FAICP
Secretary of the City Plan Commission

MATERIAL LEGEND

	WOOD-LOOK RAIN SCREEN		NATURAL STONE
	SLATE MASONRY		GENUINE STUCCO

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DEVELOPMENT PLANS

SHEET NAME
REAR & RIGHT ELEVATIONS

SHEET NO.
13



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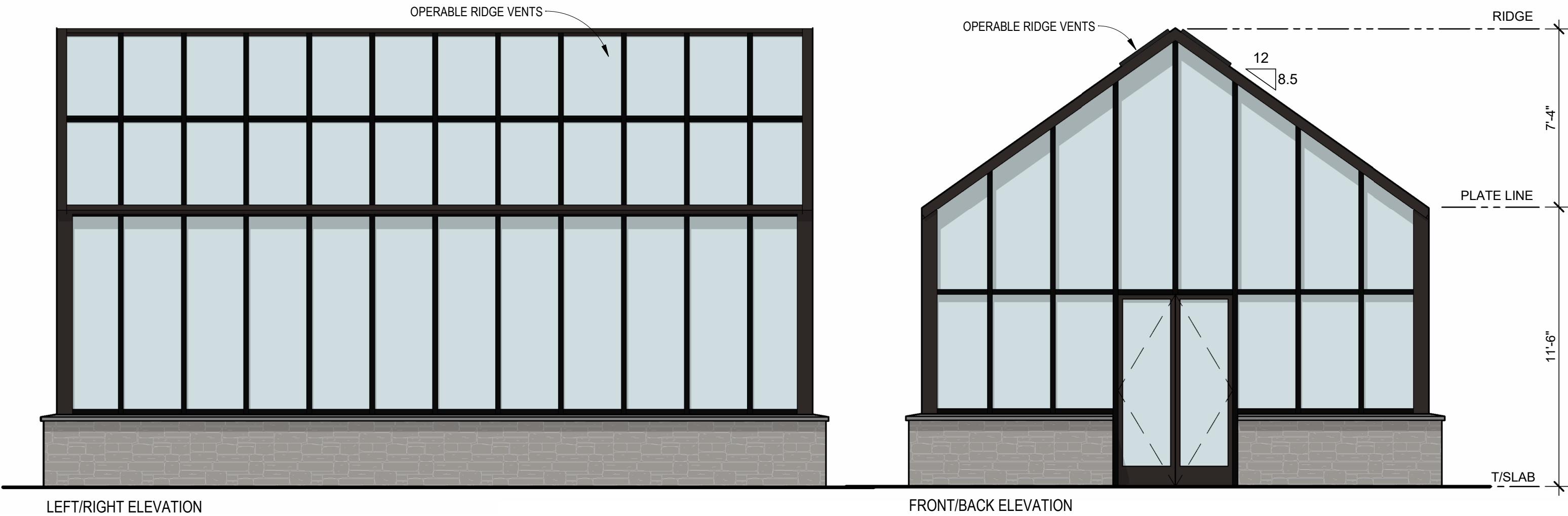
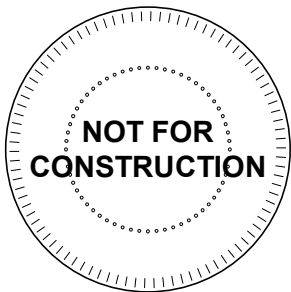
FUTURE ACCESSORY BUILDINGS CONSISTENT WITH SETBACK,
HEIGHT, AND FOOTPRINT REQUIREMENTS FOR R-80 ZONING
PER ZONING ORDINANCE 88-305-02



ARCHITECTURE
LANDSCAPE
ARCHITECTURE

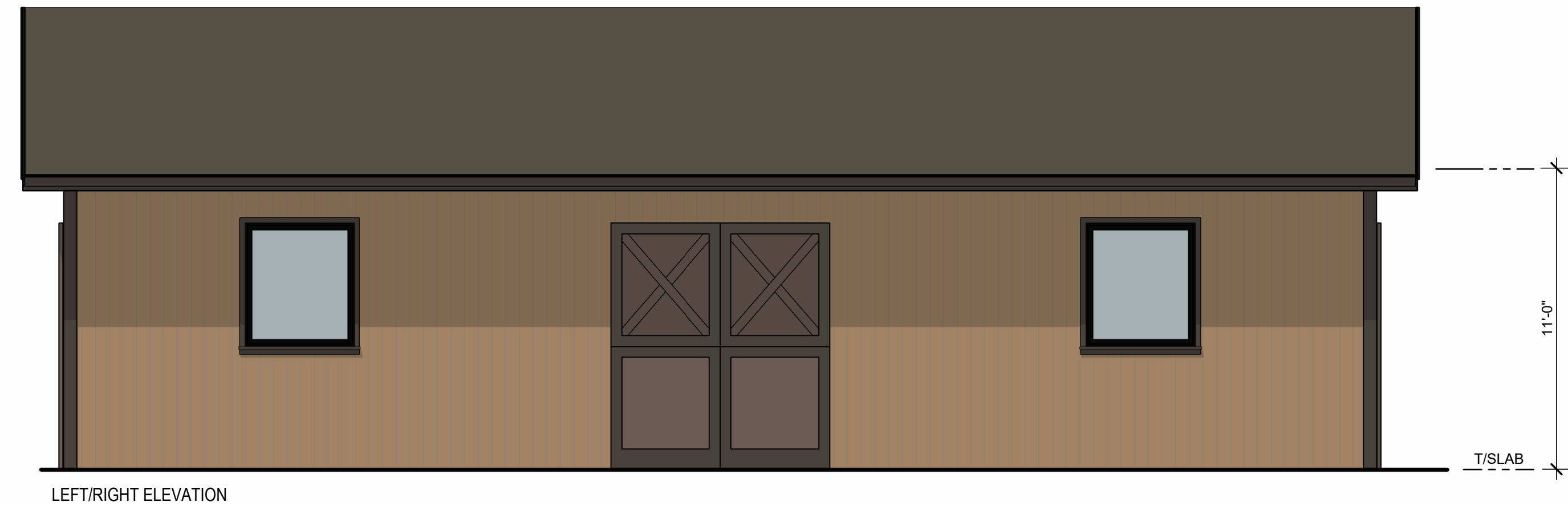
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KANSAS, 66207
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FUTURE GREENHOUSE CONCEPT ELEVATIONS

1/4" = 1'-0"



FUTURE ACCESSORY BARN CONCEPT ELEVATIONS

1/4" = 1'-0"

MATERIAL LEGEND

	WOOD-LOOK RAIN SCREEN		NATURAL STONE
	SLATE MASONRY		GENUINE STUCCO

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REVISIONS	
COMMENT RESPONSE	05.01.2026

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DEVELOPMENT PLANS

DATE
05.01.26

SHEET NAME
ACCESSORY ELEVATIONS

SHEET NO.
14



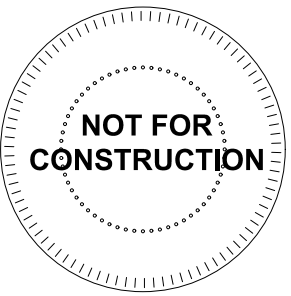
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MKEC Project No. 2502010889
Engineering No. 2061009364

nspj
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NOTES:

- SEE SITE PLAN FOR OVERALL PROPERTY.
- SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.



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KANSAS CITY, MO

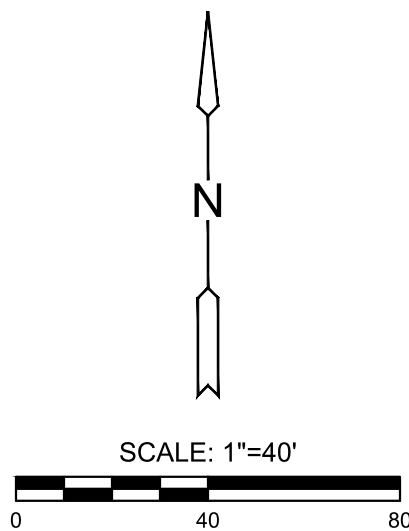
DRAWING RELEASE LOG
05.27.26 DEVELOPMENT PLAN

REVISIONS
COMMENT RESPONSE 05.01.2026

JOB NO. 762824 DATE 05.01.2026
DRAWN BY JLB
DEVELOPMENT PLANS

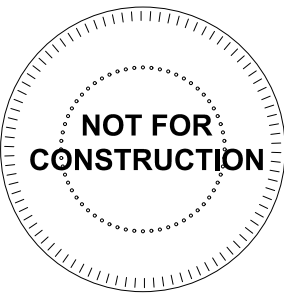
SHEET NAME
GRADING PLAN

SHEET NO.
CG101



NOTES:

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- SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.



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05.27.26 DEVELOPMENT PLAN

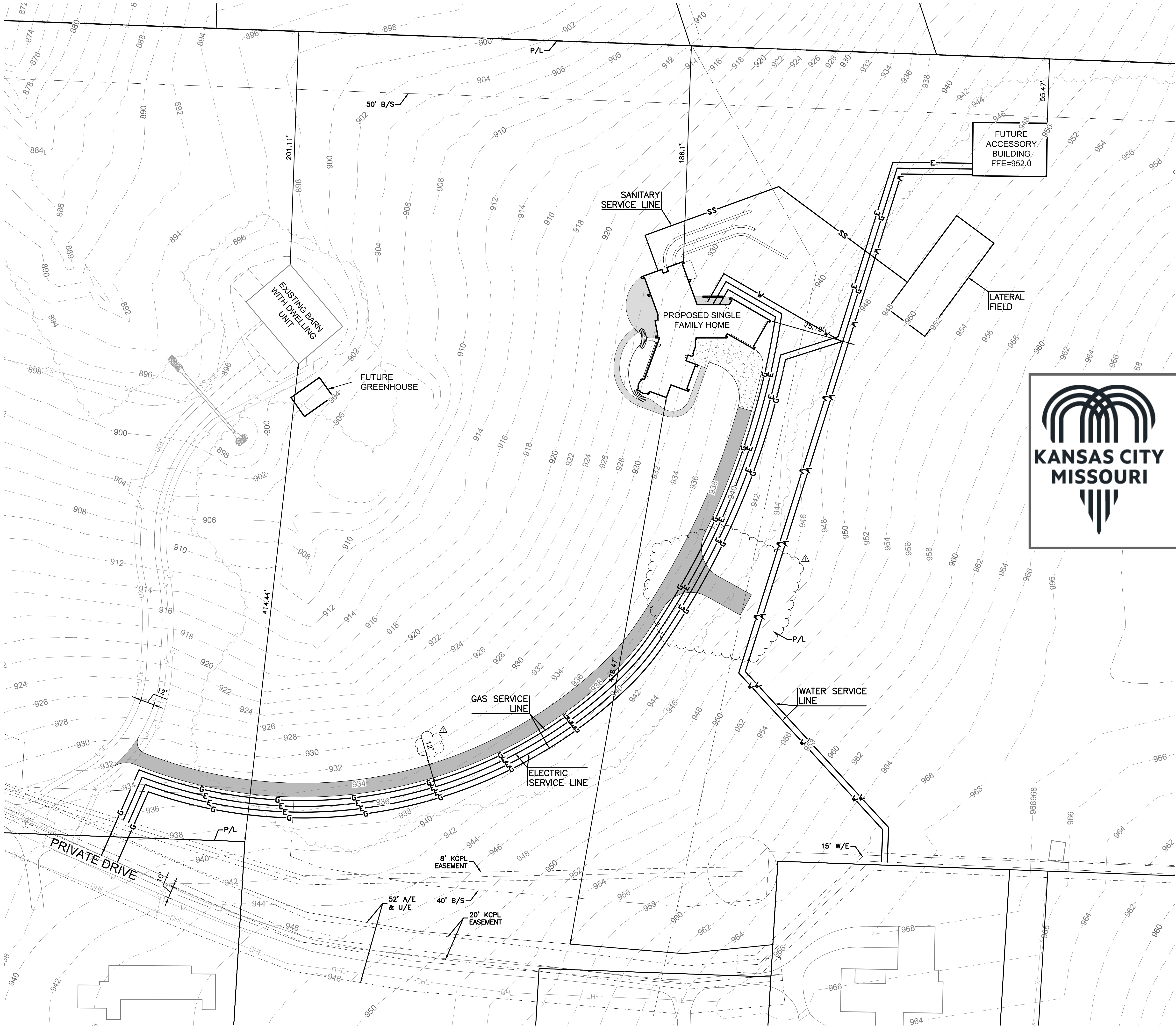
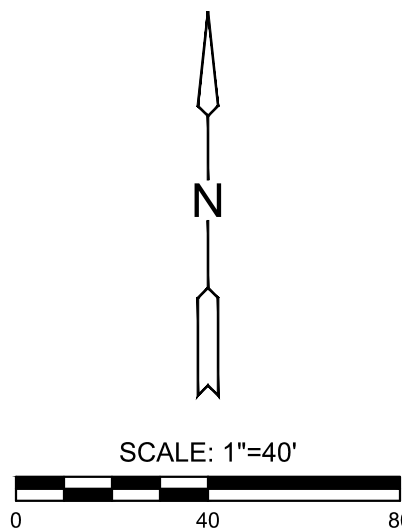
REVISIONS
COMMENT RESPONSE 05.01.2026

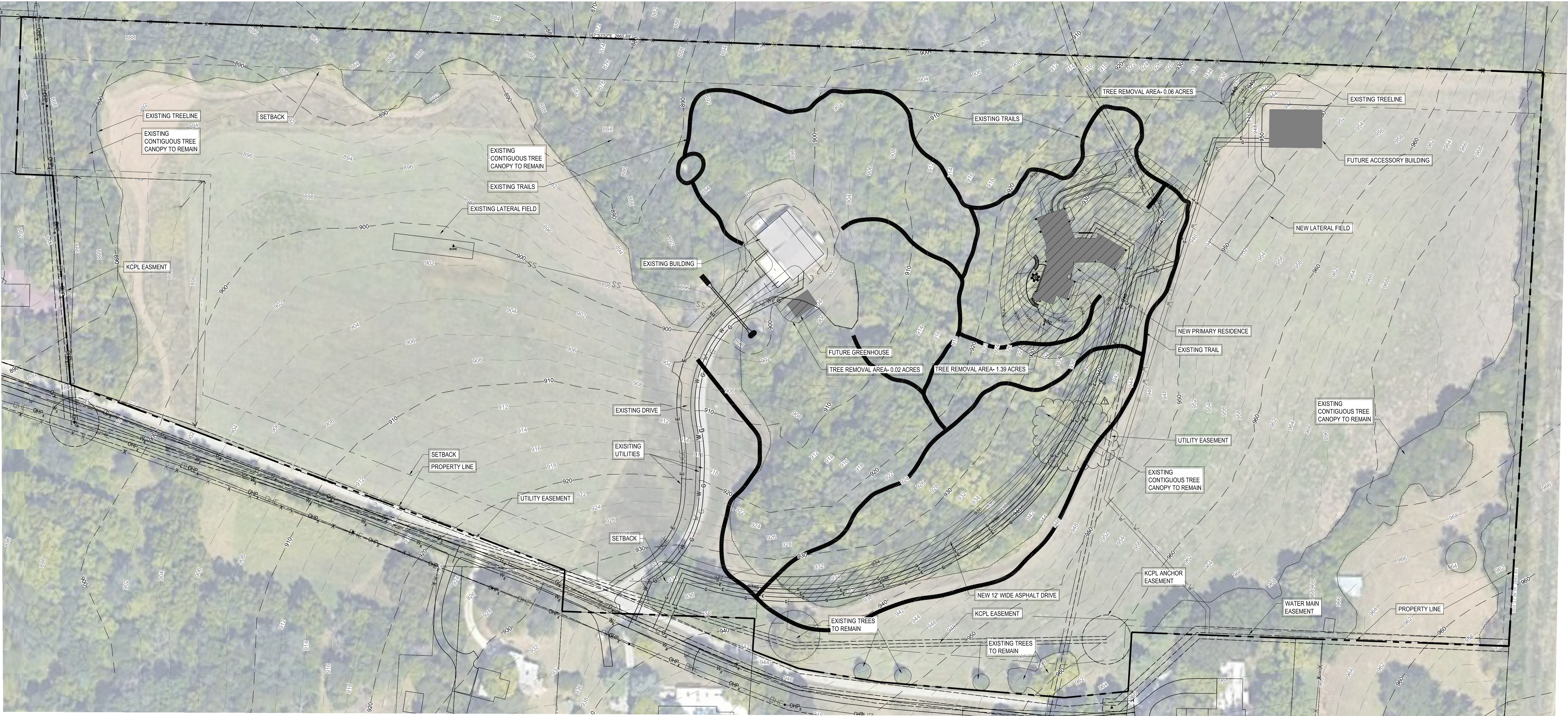
JOB NO. 762824
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DEVELOPMENT PLANS

SHEET NAME
UTILITY PLAN

SHEET NO.

CU101





LANDSCAPE REQUIREMENTS (KC, MO)

- 88-424-TREE PRESERVATION AND PROTECTION**
88-424-03 EXEMPTIONS
88-424-03-1. PROPERTIES WITH EXISTING AGRICULTURAL USES FOR AT LEAST ONE PLANTING SEASON.
- 88-424-06-C. PLAN CONTACT FOR TREE PRESERVATION AND MITIGATION PLAN
1. SITE LAYOUT
 2. AREAS OF EXISTING TREE CANOPY TO REMAIN
 3. AREAS OF EXISTING TREE CANOPY COVER TO BE REMOVED, DENOTING CONTIGUOUS TREE CANOPY TO ONE DECIMAL POINT.
 4. NOTE STATING THAT NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.- N/A
 5. INFORMATION REGARDING ANY REQUIRED MITIGATION PER 88-424-07, INCLUDING:
 - a. CHART SHOWING ACREAGE OF CONTINUOUS TREE CANOPY OF ONE ACRE OR GREATER TO BE REMOVED AND PRESERVED, AND REQUIRED CALIPER INCHES FOR MITIGATION; LOCATION OF TREES TO BE PLANTED. DENOTING TREES REQUIRED TO MEET 88-425 LANDSCAPING AND SCREENING AND THOSE PLANTED TO FURTHER MEET REQUIRED MITIGATION; LOCATION AND ACREAGE OF ALL STREAM BUFFER ZONES AND AREAS TO BE DISTURBED; AND
 - b. PAYMENT TO THE CAPITAL IMPROVEMENT SALES TAX FUND-TREE PLANTING WHEN USED FOR FULL MITIGATION EFFORTS OR IN COMBINATION WITH PLANTING MITIGATION. N/A
- 88-424-07-A. MITIGATION RATE:
1.TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED ON THE ENTIRE DEVELOPMENT SITE. SUBTRACT TOTAL ACREAGE OF ALL AREAS OR CONTIGUOUS TREE CANOPY COVER OF ONE ACRE OR MORE PRESERVED OUTSIDE OF ANY STREAM BUFFERS.
- 1.39 ACRES AT NEW RESIDENCE + 0.02 ACRES AT NEW GREENHOUSE + 0.06 ACRES AT ACCESSORY BUILDING = 1.47 ACRES OF TREE REMOVAL
SEE TABLE- ATTACHED

88-425-04 LANDSCAPING AND SCREENING

88-425-04-A. SETBACKS AND OPEN SPACE
THE SETBACK AND OPEN SPACE AREAS REQUIRED BY THIS ZONING AND DEVELOPMENT CODE MUST BE LANDSCAPED, EXCEPT WHERE THEY ARE:

2. SCREENED FROM PUBLIC VIEW; OR
3. RETAINED IN THEIR NATURAL (VEGETATED) STATE.

LANDSCAPING NOT REQUIRED OR PROVIDED.

88-424 TREE PRESERVATION AND PROTECTION	CALCULATION	UNITS
Step & Process		
1a-Total acreage of continuous canopy to be removed	1.47	Acres
1b- Total acreage of continuous canopy to be preserved outside of any stream buffers	8.57	Acres
1c- Step 1a- Step 1b	-7.10	Acres
If 2b is a negative number, no mitigation required		

LANDSCAPE REQUIREMENTS	Required	Proposed	Alternate Requested?	Approved
88-425-03 Street Trees	N/A	N/A		
88-425-04 General	N/A	N/A		
88-425-05 Perimeter Vehicular Use Area	N/A	N/A		
Adjacent to Streets				
Buffer Width	N/A	N/A		
Trees	N/A	N/A		
Shrubs/Wall/Berm	N/A	N/A		
Adjacent to Residential Zones				
Buffer Width	N/A	N/A		
Shrubs/Berm/Fence/Wall	N/A	N/A		
88-425-06 Interior Vehicular Use Area				
Interior Area	Screened by Existing Trees	N/A		
Trees	N/A	N/A		
Shrubs	N/A	N/A		
88-425-07 Parking Garage Screening	N/A	N/A		
88-425-08 Mechanical/Utility Equipment Screening	N/A	N/A		
88-425-09 Outdoor Use Screening	N/A	N/A		

LANDSCAPE SITE PLAN

1" = 60'-0"





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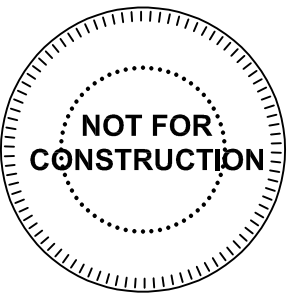
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A NEW SITE PLAN FOR:

HOHL FARM

11611 BLUE RIVER RD
KANSAS CITY, MO

DRAWING RELEASE LOG

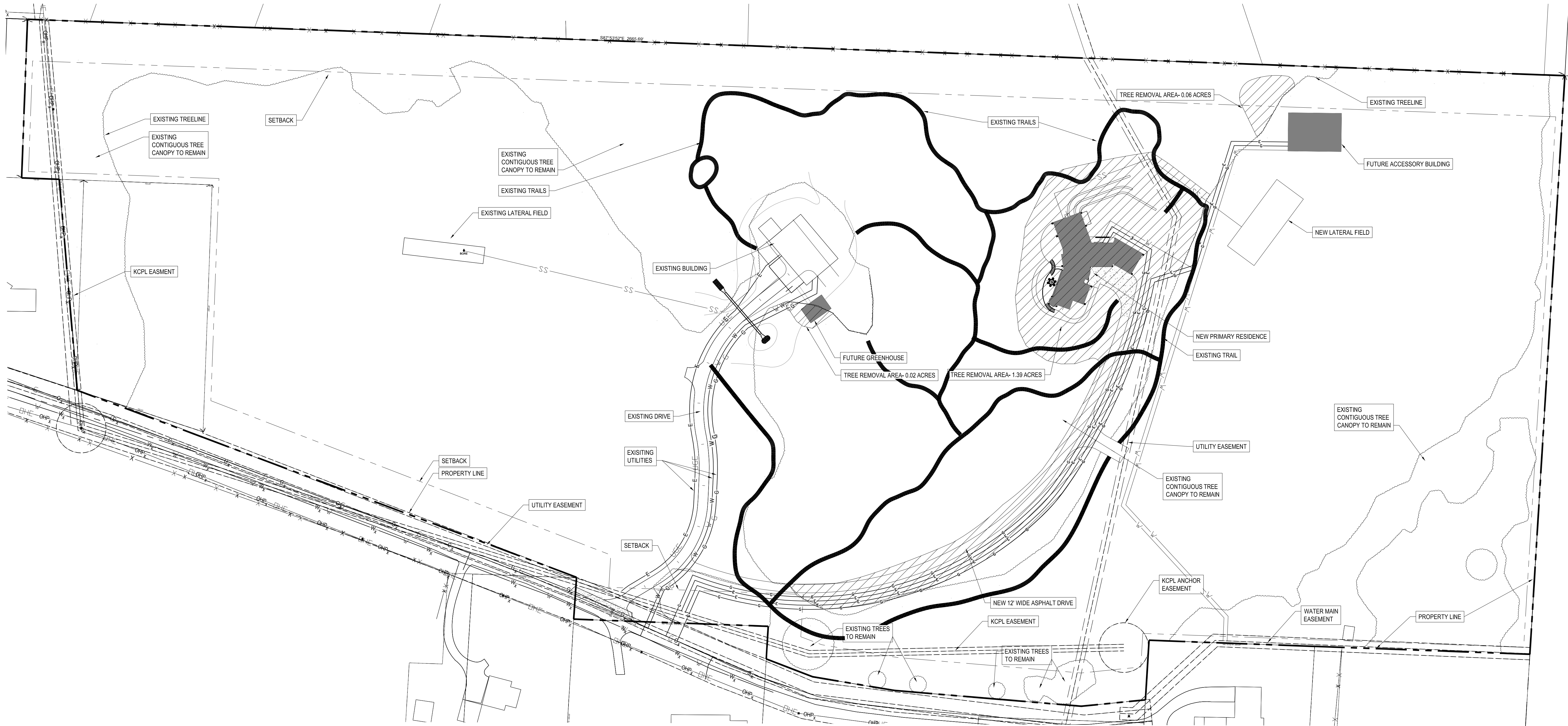
- 03.30.26 DEVELOPMENT PLAN
- 05.04.26 DEV. PLAN RESUBMITTAL

REVISIONS	
COMMENT RESPONSE	05.01.2026

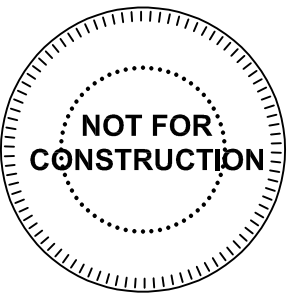
JOB NO. **762824** DATE **05.04.26**
DRAWN BY **KRM/SLW**

SHEET NAME
**TREE REMOVAL AND
LANDSCAPE PLAN**
SHEET NO.

L1.00



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ARCHITECTURE
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11611 BLUE RIVER RD
KANSAS CITY, MO
DRAWING RELEASE LOG
• 03.30.26 DEVELOPMENT PLAN
• 05.04.26 DEV. PLAN RESUBMITTAL



**KANSAS CITY
MISSOURI**

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Sara Copeland, FAICP
Secretary of the City Plan Commission

REVISIONS	
△ COMMENT RESPONSE	05.01.2026

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SHEET NAME
SITE PLAN

SHEET NO.
L1.01